



21 Elmstead Park Road, West Wittering

Guide Price £650,000



# 21 Elmstead Park Road

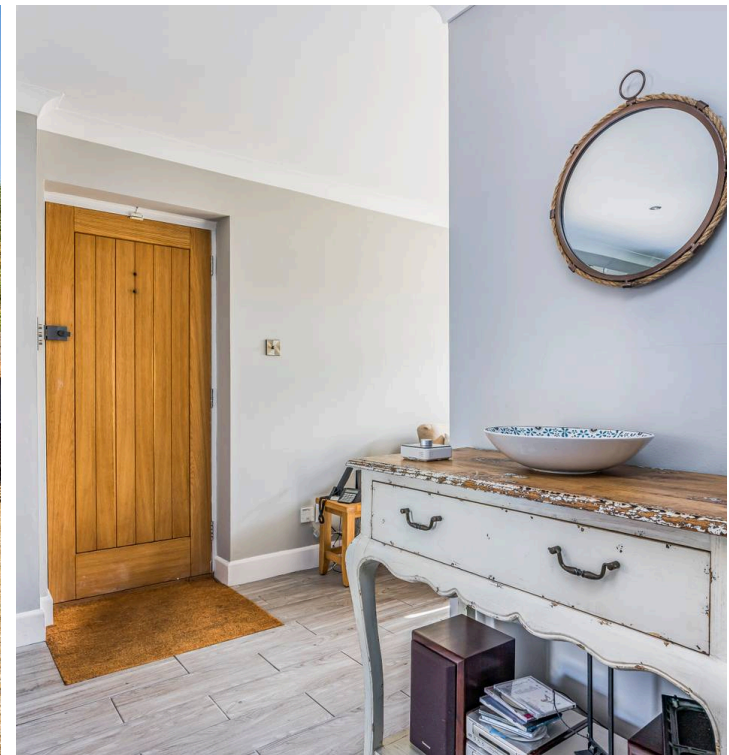
West Wittering, Chichester

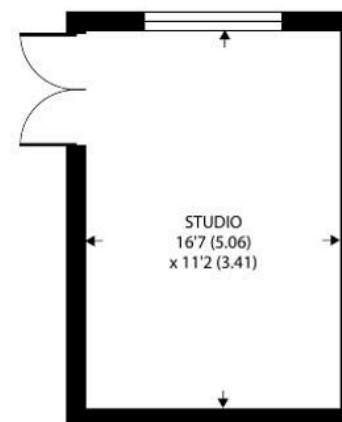
Wittering Sands underwent a full renovation in 2012, including a new internal layout without the removal of structural walls, transforming it into a fabulous three-bedroom, three-shower-room detached family home. The property features two living areas and a superb open-plan kitchen. The garage was also converted into additional living space, benefiting from a split AC unit, as does the living area of the main house. An internet cable and a separate TV aerial were also installed. It is understood that the entire property was rewired and replumbed during the renovation, and it now benefits from a Vaillant gas-fired boiler.

Additionally, there is Amtico wood strip-effect flooring in Bedroom Three and throughout the first floor, including the laundry room. The main bedroom features built-in, high-quality Neville Johnson wardrobes, with dry-lined eaves storage also accessible off the laundry room. There is access to concealed cisterns in the eaves from both bedrooms. The kitchen boasts an excellent bespoke range of mainly hand-painted units, complemented by a white stone surface and upstand. It includes a double oven Rangemaster with a five-ring gas hob, a black extractor hood, a built-in Neff microwave oven, and a dishwasher.

The open-plan ground floor features ceramic tiled flooring with a wood strip effect and a restored 1930s solid oak gate post used as a mantel above the wood burner stove, which sits on a limestone base. The property now benefits from a fibre optic communication line, providing high-speed internet connection. Outside, there is a gravelled forecourt with space for 4 to 5 cars, a pergola over the main drive, and an Indian sandstone terrace running across the rear width of the property.

The property has recently been enhanced with new

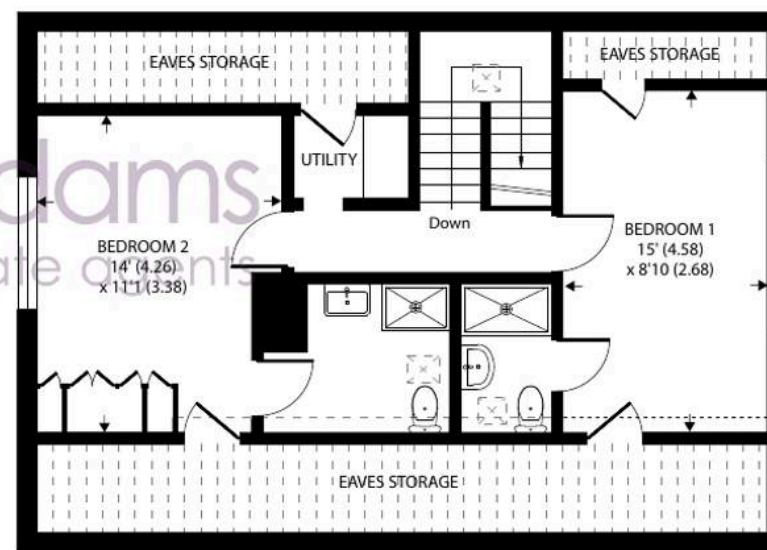




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

## 21 Elmstead Park Road, West Wittering, Chichester

Approximate Area = 1120 sq ft / 104 sq m

Limited Use Area(s) = 298 sq ft / 27.5 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 1604 sq ft / 148.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1180389





## Henry Adams - East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering - PO20 8DZ

01243 672721

[eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.